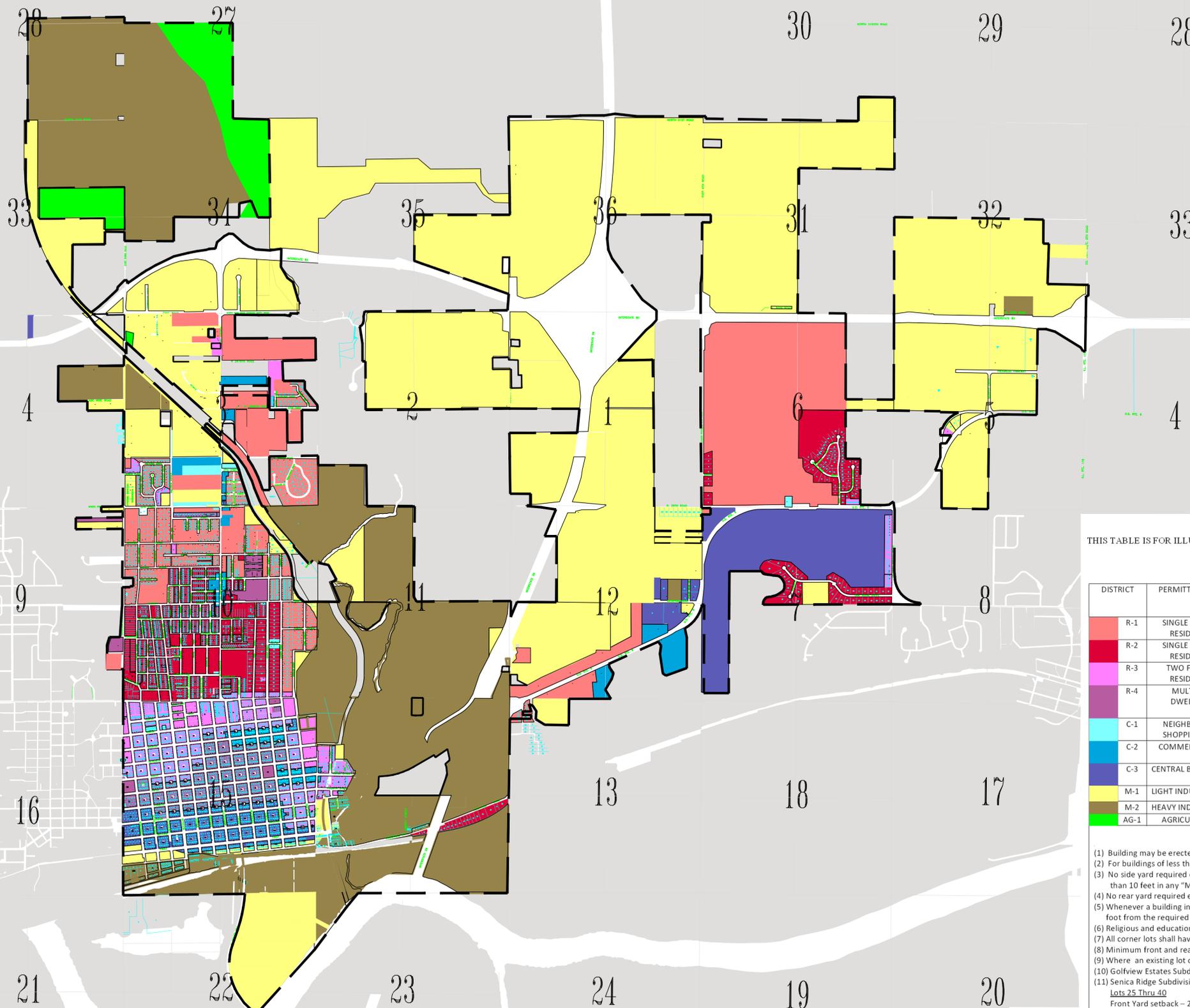


# City of La Salle Zoning Map 2012



## ZONING CLASSIFICATION INFORMATION & MAP LEGEND

THIS TABLE IS FOR ILLUSTRATION ONLY. FOR SPECIFIC REQUIREMENTS, PLEASE REFER TO ZONING ORDINANCE, WHICH LANGUAGE LEGALLY GOVERNS.

DISTRICT	PERMITTED USES	MAX BLDG. HEIGHT - STORIES	MAX BLDG. HEIGHT - FEET	MIN. LOT WIDTH - FT.	MIN. LOT AREA - SQ. FEET	FRONT & SIDE ADJ. STREET	MIN. SETBACKS INTERIOR SIDE	REAR
R-1	SINGLE FAMILY RESIDENCE	2.5	35'	60' FT	7,500 SQ. FT.	25' (8) (10) (11)	7' (9) (10) (11)	25' (8) (10) (11)
R-2	SINGLE FAMILY RESIDENCE	2.5	35'	50' FT	6,000 SQ. FT.	25' (10) (11)	7' (9) (10) (11)	25' (10) (11)
R-3	TWO FAMILY RESIDENCE	2.5	35'	50' FT	5,000 SQ. FT. - 1 FAM 7,500 SQ. FT. - 2 FAM	25' (8)	5' and an aggregate of 12'	25'
R-4	MULTIPLE DWELLING	3	45' (1)	50' FT.	5,000 SQ. FT. - 1 FAM 7,500 SQ. FT. - 2 FAM 9,000 SQ. FT. - 3 FAM	25'	5' (2) (6)	25' (6)
C-1	NEIGHBORHOOD SHOPPING	2	35'	NONE	SAME AS R-4	25'	NONE (3) 5'	NONE (4) 25'
C-2	COMMERCIAL	2	45'	NONE	SAME AS R-4	25'	NONE (3)	NONE (4) 25'
C-3	CENTRAL BUSINESS	12	35'	NONE	5000 SQ. FT.	NONE	NONE 5' (3)	NONE
M-1	LIGHT INDUSTRIAL	10	125' (5)	NONE	SAME AS R-4	25'	NONE (3) 10'	NONE (4) 25'
M-2	HEAVY INDUSTRIAL	10	125' (5)	NONE	SAME AS R-4	25'	NONE (3) 10'	NONE (4) 25'
AG-1	AGRICULTURAL	2.5	35' (1)	60' (7)	7,500 SQ. FT.	30'	14'	60' (7)

### FOOTNOTES

- (1) Building may be erected to a height of 6 stories or 75 feet in height, if the required yard setbacks are increased an additional 1 foot for each building height in excess of 45 feet.
- (2) For buildings of less than 3 stories in height. For 3 story buildings, side yards of 8 feet each shall be required.
- (3) No side yard required except on the side of a lot adjoining a Residence District, in which case a side yard of not less than 5 feet shall be provided in any "C" district and of not less than 10 feet in any "M" district.
- (4) No rear yard required except on the rear of a lot adjoining a Residence District, in which case a rear yard of not less than 25 feet shall be provided.
- (5) Whenever a building in an "M" district adjoins or abuts an "R" district, within 100 feet therefrom, such building shall not exceed 3 stories or 45 feet in height unless it is set back one foot from the required side and rear yard lines for each foot of additional height above 45 feet.
- (6) Religious and educational institutions building in R-4" Multiple Dwelling Districts shall have no minimum depth requirements either for front yards or rear yards (ORD #601)
- (7) All corner lots shall have minimum lot width of not less than Seventy-five (75) feet (Added ORD 656)
- (8) Minimum front and rear yard depths in R-1 and R-2 shall be 25' (ORD #596)
- (9) Where an existing lot of record has the frontage of fifty (50) feet or less the minimum of either side yard in feet shall be 3 feet) (ORD 977)
- (10) Golfview Estates Subdivision Height and Area Requirements: Front Yard setback - 40 Feet, Side yard setback - 15 feet, Rear Yard setback - 25 feet
- (11) Senica Ridge Subdivision Height and Area Requirements
 

Lots 25 Thru 40 Front Yard setback - 27 feet Side Yard setback - 15 feet Rear Yard setback - 25 feet	Lots 1A thru 12B Front Yard Setback - 60 feet Side Yard Setback - 15 feet Rear Yard Setback - 25 feet	Lots 13 Thru 24 and Lots 41 thru 52 Front yard setback - 37 feet Side Yard setback - 15' Rear Yard setback 25' (Rear yard setbacks #42-52 31
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LAST EDIT:

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2/28/2013 ORDINANCE 2418 M-1 TO M-2